

**BOROUGH OF WESTWOOD  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
MINUTES  
February 6, 2012**

**APPROVED 3/4/12**

**1. OPENING OF THE MEETING**

The meeting was called to order at approximately 8:00 p.m.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is Regular Meeting of the Westwood Zoning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL:**

**PRESENT:** Raymond Arroyo, Vice-Chairman  
William Martin, Chairman  
Eric Oakes  
Michael Bieri  
Vernon McCoy  
Guy Hartman (Alt #1)  
Matthew Ceplo (Alt #2)

**ALSO PRESENT:** David Rutherford, Esq., Board Attorney

Louis Raimondi, Brooker Engineering,  
Board Engineer - **Not Required**  
Steve Lydon, Burgis Associates,  
Board Planner - **Not Required**

**ABSENT:** Robert Bicocchi (excused absence)  
Christopher Owens (excused absence)

**4. MINUTES** - The Minutes of the 1/9/12 and 1/30/12 were carried to the 3/5/12 meeting.

(WWZB 2/6/12)

**5. CORRESPONDENCE:**

1. Letter from John P. Mullin dated 1/20/12 RE; Withdrawal of Application for variance at 74 Bergen Street, Block 812, Lot 11;

2. Memo from Burgis Associates dated 1/24/12 RE: Millennium Health Care Centers II;

**6. VOUCHERS:** A motion to approve vouchers totaling \$14,367.50 was made by Mr. Arroyo, seconded by Mr. Oakes, and carried unanimously on roll call vote. The Greentree Development vouchers were removed for further review;

**7. RESOLUTIONS:**

**1. Peck - 18 Sixth Avenue, Block 307, Lot 9 - Variance Application** - Board Attorney Rutherford reviewed the Resolution of Approval in its entirety for the record. There were no further questions, comments or discussions. A motion for approval of the Resolution was made by Mr. Bieri and seconded by Mr. Arroyo. There were no further questions, comments or discussions. On roll call vote, Mr. Bieri, Mr. Arroyo, Mr. McKoy, Mr. Oakes, and Mr. Martin voted yes.

**2. Brightly, 71 Goodwin Terrace, Block 1602, Lot 2 - Variance Application** - Board Attorney Rutherford reviewed the Resolution of Approval in its entirety for the record. There were no further questions, comments or discussions. On roll call vote, Mr. Bieri, Mr. Arroyo, Mr. Oakes, Mr. McCoy, and Mr. Martin voted yes. Mr. Ceplo was recused.

**8. PENDING NEW BUSINESS:** None

**9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS, APPEALS, INTERPRETATIONS:**

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS  
The Board Professionals were sworn in.

**1. KMACK North, 39 Kinderkamack Road, Block 1805, Lot 39- Variance & Site Plan Approval** - carried to the 3/5/12 meeting;

(WWZB 2/6/12)

2. **KMACK South, 40 Kinderkamack Road, Block 1607, Lots 12, 13 & 14 - Variance & Site Plan Approval** - Carried to the 3/5/12 meeting;

3. **Metro PCS New York, 182 Third Avenue - Variance and Site Plan Approval** - Still incomplete - Carried to 3/5/12;

4. **Care One at Valley, 300 Old Hook Road - Variance & Site Plan Approval, Block 2001, Lots 51 and 64** - Scheduled for a special meeting on 2/27/12; Mr. Rutherford would advise applicant's attorney; special meeting to be published;

5. **Snyder, 73 Lyons Place - Variance Application** - Still incomplete - Carried pending matter being reviewed and deemed complete by Board Planner;

#### **10. DISCUSSION:**

1. **Adoption of Procedural Rules & Bylaws** - Approved on motion made by Mr. Arroyo, seconded by Mr. Oakes and carried unanimously on roll call vote;

2. **Annual Report** - Approved on motion made by Mr. Arroyo, seconded by Mr. McCoy and carried unanimously on roll call vote. Copies to be transmitted to Mayor and Council, Zoning Officer and Borough Administrator;

3. **Master Plan Re-examination** - Distributed to Board Members; Document is also on the Borough website;

**11. ADJOURNMENT** - On motions, made seconded and carried, the meeting was adjourned at approx. 8:30 p.m.

**Respectfully submitted,**

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**MARY R. VERDUCCI, Paralegal**  
**Zoning Board Secretary**